



166 Nolancliff Crescent Calgary Alberta

\$1,130,000

Across from a playground and backing onto open green space and a walking pathway, 166 Nolancliff Crescent NW pairs expansive views with beautifully landscaped outdoor living and thoughtful upgrades throughout. This spacious four-bedroom, 3.5-bathroom home features a developed walkout basement, generous gathering spaces and a new roof, siding and gutters. The main floor brings together rich hardwood, Hunter Douglas shutters and a striking floor-to-ceiling stone fireplace. At the heart of the home, the kitchen features an oversized granite slab island, ceiling-height cabinetry with glass accents, under-cabinet lighting and a KitchenAid appliance package with a gas cooktop and built-in wall oven. A walk-through pantry connects to the mudroom with its built-in bench and coat hooks, while a dedicated main-floor office provides a comfortable space to work from home. The adjoining dining area opens onto a generous deck overlooking the yard and green space—an inviting setting for morning coffee or dinner outdoors. Upstairs, the spacious primary retreat features a three-sided fireplace enjoyed from both the bedroom and the five-piece ensuite. A freestanding soaker tub, glass shower with rain showerhead and bench, dual sinks and an impressive walk-in closet with built-in organizers create a welcoming place to unwind. Two additional bedrooms, a full bathroom, a large bonus room and a well-appointed laundry room with a sink and extensive counter space complete the upper level. The bright walkout basement offers a spacious recreation area and wet bar with a microwave and beverage fridge, plus a fourth bedroom with a walk-in closet and a full bathroom. Outside, a sheltered patio overlooks a beautifully landscaped backyard with mature plantings, stonework and a rock water feature. Stairs connect the lower outdoor space to the upper deck, creating an easy flow for entertaining. Sono...

4pc Bathroom 5.67 Ft x 9.42 Ft

5pc Bathroom 12.00 Ft x 15.75 Ft

Bedroom 10.08 Ft x 11.83 Ft

Bedroom 12.42 Ft x 13.83 Ft

Family room 17.17 Ft x 14.42 Ft

Laundry room 9.08 Ft x 14.33 Ft

Other 8.83 Ft x 3.83 Ft

Bedroom 9.33 Ft x 17.17 Ft

Recreational, Games room 25.67 Ft x 23.33 Ft

Furnace 15.92 Ft x 13.17 Ft

2pc Bathroom 5.08 Ft x 4.83 Ft

Dining room 13.00 Ft x 8.00 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 17.17 Ft x 14.42 Ft

Other 9.50 Ft x 13.25 Ft

4pc Bathroom 7.58 Ft x 5.08 Ft

Kitchen 13.00 Ft x 17.58 Ft

Living room 13.92 Ft x 16.58 Ft

Office 9.00 Ft x 10.00 Ft